073.0	0002	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,228,100	/	1,228,100
USE VALUE:	1,228,100	/	1,228,100
ASSESSED:	1,228,100	/	1,228,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTIANA GREG & ANGELA
Owner 2:	
Owner 3:	
Street 1:	82 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOHANTI SANJEEV -
Owner 2:	HONJO SAYAKO -
Street 1:	82 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 3070 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9123.000	742,500		485,600	1,228,100
Total Card	0.209	742,500		485,600	1,228,100
Total Parcel	0.209	742,500		485,600	1,228,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.03 /Parcel: 400.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46220
GIS Ref:
GIS Ref:
Insp Date: 10/09/18

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	742,500	0	9,123.	485,600	1,228,100		Year end	12/23/2021
2021	101	FV	572,800	0	9,123.	485,600	1,058,400		Year End Roll	12/10/2020
2020	101	FV	572,900	0	9,123.	485,600	1,058,500	1,058,500	Year End Roll	12/18/2019
2019	101	FV	430,700	0	9,123.	450,900	881,600	881,600	Year End Roll	1/3/2019
2018	101	FV	430,700	0	9,123.	450,900	881,600	881,600	Year End Roll	12/20/2017
2017	101	FV	430,700	0	9,123.	395,400	826,100	826,100	Year End Roll	1/3/2017
2016	101	FV	430,700	0	9,123.	360,700	791,400	791,400	Year End	1/4/2016
2015	101	FV	414,100	0	9,123.	319,100	733,200	733,200	Year End Roll	12/11/2014

!6146!

PRINT

Date	Time
12/30/21	03:23:57

LAST REV

Date	Time
08/12/21	18:11:09
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6146

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOHANTI SANJEEV	61566-40		4/8/2013		699,900	No	No		
VALLARELLI RICH	44241-181		12/8/2004		641,500	No	No		
SHANLEY ALICE/M	42363-161		3/31/2004	Change>Sale	375,000	No	No		
MILLS ESTHER M	41248-437		10/22/2003	Family	10	No	No		
	20112-570		10/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	46220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2020	1278	Addition	262,750	O				
7/13/2017	805	Add Bath	50,000	C				
2/10/2010	99	Wood-Sto	4,000	C				
5/14/2004	426	Addition	20,000			G6	GR FY06	2ND STY SHELL
4/13/2004	250	Demoliti	2,500					DEMO OF INTERIOR P

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
6/2/2010	Info Fm Prmt	BR	B Rossignol
12/12/2008	Missed Appt.	189	PATRIOT
12/12/2008	Measured	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
3/30/2005	MLS	MM	Mary M
3/1/2005	Permit Visit	BR	B Rossignol
6/22/2004	MLS	MM	Mary M
11/23/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9123		Sq. Ft.	Site		0	70.	0.76	12									485,586						485,600	

Total AC/HA:	0.20944	Total SF/SM:	9123	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	485,586	Spl Credit		Total:	485,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05666149
Const Adj.:	1.03890467
Adj $ / SQ:	142.710
Other Features:	138577
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778277
Depreciation:	35801
Depreciated Total:	742476

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

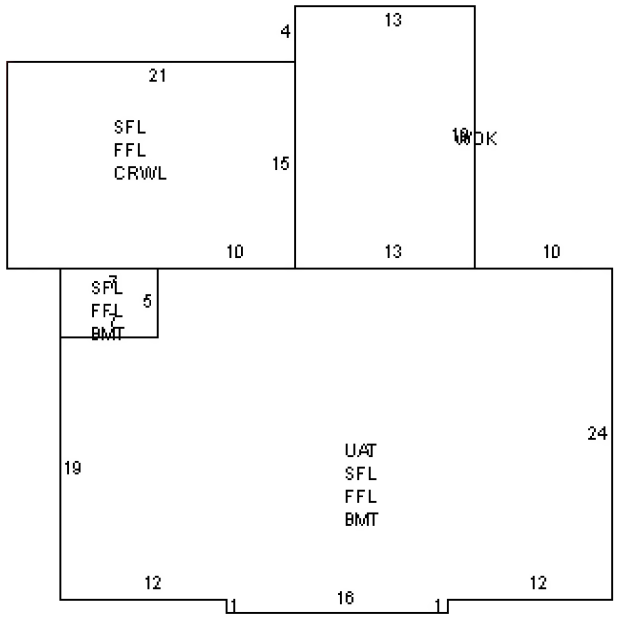
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	189.80
Special Features:	0	Val/Su Net:	170.49
Final Total:	742500	Val/Su SzAd	287.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,291	142.710	184,239
SFL	Second Floor	1,291	142.710	184,239
BMT	Basement	976	56.730	55,366
CRWL	Crawl Space	315	21.410	6,743
WDK	Deck	247	10.440	2,579
UAT	Upper Attic	235	57.080	13,429

Net Sketched Area:	4,355			Total:	446,595
Size Ad	2582	Gross Area	5061	FinArea	3070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

073.0-0002-0005.B

IMAGE

AssessPro Patriot Properties, Inc